

# ***Board of County Commissioners***

## **Development Review**

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## ***January 7, 2002 DRC Meeting***

Meeting convened at 2:02 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Rolland Shrewsbury-Environmental Health, Zig Rice-Coastal Engineering, Terry Neal-Attorney, Marie Keeum-911 Coordinator, Becky Howard-Deputy Clerk and Alysia Akins-Committee Secretary.

Mr. Helms made a motion to approve the minutes of the December 17, 2001 meeting. Mrs. Keenum seconded the motion and the motion carried.

### **Old Business-**

#### ***75 Chrome Shop***

#### ***Major Development***

#### ***Engineering Site Plan Review***

Michael Moore, Moore & Moore Engineering, Inc., was present to request engineering site plan approval on a 25,000 square foot building that will consist of a showroom, office, and four bays for installation and repair of automotive and truck parts, and accessories. Mr. Helms stated he had received the letter of approval from Coastal Engineering.

Mr. Helms moved to approve the request for engineering site plan approval. Mrs. Howard seconded the motion and the motion carried.

### **New Business-**

#### ***Nash Warehouses and Office***

#### ***Major Development***

#### ***Preliminary Site Plan Review***

George Nash, property owner, and Michael Springstead, Springstead Engineering, Inc., were present to request preliminary site plan approval on three separate buildings totaling 40,000 square feet for warehouse and office space. Mr. Helms pointed out several errors in the legal description.

The Committee and the applicant discussed the fact that this is a vested non-conforming use, which may expand to the boundaries of the property, but not onto adjoining land. Therefore, all of the site improvements, including retention, must remain on site and the site plan will need revision regarding the water retention. Mr. Nash discussed the existing road on Parcel 2, in which he stated he had submitted letters of approval from DOT. Mr. Helms suggested relocating the proposed WRA next to the existing WRA in order to assist in keeping the expansion on Parcel 1. Class B screening requirements were discussed with the applicants. Mr. Helms stated letters of approval from SWFWMD and the Division of Historical Resources would need to be submitted prior to any engineering approvals. Mr. Rice stated relocating the proposed WRA may change the status of SWFWMD approvals. Mr. Rice informed the applicants an eight inch water line needed to be run to the fire hydrant, as opposed to the six inch line, as shown on the revised site plan. The six-inch stub shown on the water line was discussed regarding additional hydrants and future connections. Paving/impervious areas were discussed. Mr. Shrewsbury discussed the requirements for the septic system and raised drain field for the project. Mr. Shrewsbury also discussed the on-site sewage and swales and stated room for an installation system was not shown on the site plan. The applicant was informed all infrastructure had to be contained on-site, including utilities. Mr. Helms informed the applicants they needed to supply the adjacent property zonings only on the site plan due to the discussed requested revisions to Parcel 2. It was determined the existing road would be allowed on Parcel 2.

Mrs. Keenum moved to table the request in order to allow the applicants time to reconfigure the proposed WRA. Mrs. Howard seconded the motion and the motion carried.

**Public Forum-**

None

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

Meeting adjourned at 2:36 PM.